

SHADOW RUN COMMUNITY ASSOCIATION, INC.
Sept. 09, 2026 Meeting Minutes - OFFICIAL

Meeting Start: 6:30 pm. 1. Pledge to Flag 2. Open Meeting: Susan Navage

Quorum Established: Susan Navage, Pres; Chris Engel, Vice Pres.; Andrea Coad, Treas./ Sec.

3. Read and Approve Meeting Minutes: Motion to waive reading of minutes and approve June 3, 2026 Board & Special Assessment Minutes, June 17, 2026 & July 20th, 2026 Meeting Minutes by: Andrea Coad, 2nd: Susan Navage, All in favor

4. Financial Reports: Operating Funds: \$ 59,823.98
Reserve Funds: \$ 170,374.35
Delinquencies: \$ 2,494.23

5. Arch Approvals: none

6. Ponds: Awaiting Bld - Tabled

7. Pool/ Cabana review: Motion to transfer \$1,785.00 from Reserve interest to Deferred Maintenance reserve by Andrea Coad, 2nd: Chris Engel. All in favor

Restroom floor repair bids: Garage Living of Tampa \$ 1,769.50; Integrity Concrete Coatings \$2,000.00; Majestic \$1,152.00-coating+\$200.00 replace toilets, Motion to accept Majestic bid by Susan Navage, 2nd: Chris Engel, All in favor

Wi-Fi estimated cost to be added to budget for further discussion

8. Request for 3 Board Member applications: 1 received

9. Discussion: loud mufflers, add lines for overflow parking on Cinnamon Ln, pool and pole lights issue, gate lock issue

Adjourn meeting 7:27 p.m. by Susan Navage, 2nd: Chris Engel, All in favor

Board Meeting Minutes approved: on 10-7-2026. Signed: *Andrea Coad*, Secretary